



# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: W14-031/14315-00000-00378  
Date Received: 6/2/14 - Revised 6/12/14  
Application Accepted By: S. Pine Fee: \$1440  
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 80 Lazelle Road, Columbus, Ohio Zip 43235  
Is this property currently being annexed into the City of Columbus  Yes  No  
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: See Attached Exhibit A  
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R  
Civic Association or Area Commission: Far North Columbus Communities Coalition  
Proposed use or reason for Council Variance request: Redevelopment of site for multi-family apartment project  
Acreage: 8.262 +/- acres

**APPLICANT:** Name Metro Development LLC  
Address 470 Olde Worthington Road City/State Westerville Zip 43082  
Phone # 614-540-2400 Fax # \_\_\_\_\_ Email: c/o drcook@vorys.com

**PROPERTY OWNER(S):** Name See attached Exhibit A  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # c/o Deanna Cook, Esq. 614-464-6349 Fax # 614-719-5135 Email: drcook@vorys.com  
 Check here if listing additional property owners on a separate page.

**ATTORNEY / AGENT**  Attorney  Agent  
Name Deanna R. Cook  
Address 52 East Gay Street City/State Columbus, Ohio Zip 43215  
Phone # 614-464-6349 Fax # 614-719-5135 Email: drcook@vorys.com

**SIGNATURES** (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)  
APPLICANT SIGNATURE [Signature]  
PROPERTY OWNER SIGNATURE See attached Exhibit B  
ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
**Please make all checks payable to the Columbus City Treasurer**

CV14-031

**Exhibit A**

Parcel Numbers

1. 318-343-01-016-001
2. 318-343-01-022-000
3. 318-343-01-023-000
4. 318-343-01-024-000
5. 318-343-01-016-000
6. 318-343-01-017-000
7. 318-343-01-015-000
8. 318-343-01-013-001
9. 318-343-01-013-000
10. 318-343-01-014-000

Property Owners

1. William B. Boggs  
Marcella J. Boggs  
10144 Arnold Place  
Columbus, Ohio 43235
2. Paolo Cugini  
Marilena Cugini  
96 Lazelle Road  
Columbus, Ohio 43235
3. Sidney D. Price  
Patrice L. Price  
86 Lazelle Road  
Columbus, Ohio 43235
4. Donald E. Craven  
Barbara J. Craven  
80 Lazelle Road  
Columbus, Ohio 43235
5. Columbia Gas of Ohio, Inc.  
Lazelle Road  
Columbus, Ohio 43235

c/o Stephen M. Connor  
Assistant General Counsel  
NiSource Inc.  
200 Civic Center Drive  
Columbus, Ohio 43215



# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

CV14-031

## STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code  
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:**

See attached Exhibit C.

---



---



---



---



---



---



---



---



---



---

Signature of Applicant *D. Allen* for applicant Date 6/11/2014

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer

Cv14-031

**Exhibit C**

**STATEMENT OF HARDSHIP**

The 8.262+/- acre subject site (the "8.262 Acre Parcel") was recently annexed to the City of Columbus and is the subject of an application filed with the City of Columbus to rezone the parcel to L-ARLD.

The property immediately to the west of the 8.262 Acre Parcel (the "Adjacent Parcel") is an approximate 11.2 acre parcel that was annexed to the City of Columbus in 2012 and following annexation was rezoned - with one subarea of the Adjacent Parcel rezoned to L-C4 and another subarea of the Adjacent Parcel rezoned to L-ARLD. The L-ARLD subarea contains approximately 9.2 acres (the "9.2 Acre Parcel") and has been developed with a 140 unit multi-family residential development. The 9.2 Acre Parcel borders the western boundary of the 8.262 Acre Parcel. At the time the 8.262 Acre Parcel is being rezoned to L-ARLD, the applicant is also seeking to include the 9.2 Acre Parcel in the rezoning so that following the requested rezoning, the 8.262 Acre Parcel and the 9.2 Acre Parcel will both be zoned L-ARLD, and developed with a multi-family project of which certain features, such as drives, parking areas, a pool and community building will be shared between the 8.262 Acre Parcel and the 9.2 Acre Parcel.

Following rezoning of the 8.262 Acre Parcel and the 9.2 Acre Parcel, the applicant plans to combine the 8.262 Acre Parcel and the 11.2 Acre Parcel (which includes the 9.2 Acre Parcel) by submitting an application to combine the parcels with the Delaware County Auditor's office. The surface area parking along Lazelle Road on the 9.2 Acre Parcel is set back 10 feet from Lazelle Road, and a council ordinance granting a variance from the required parking setback of twenty (25) feet to a permitted five (5) foot setback was passed December 5, 2012 (File No. 2550-2012).

In connection with the rezoning of the 8.262 Acre Parcel and the 9.2 Acre Parcel, the applicant has submitted a "Site Plan." The applicant intends to develop the 8.262 Acre Parcel in general conformance with the Site Plan, which includes placing buildings and parking areas (both garages and surface parking) on the 8.262 Acre Parcel in a manner designed to protect and preserve natural features on the 8.262 Acre Parcel, in particular, a stream corridor. (Buildings on the 9.2 Acre Parcel are existing and were constructed in such a way as to protect and preserve the stream corridor on the 9.2 Acre Parcel.)

The applicant requests a variance to allow parking within the required 25 foot parking setback from Lazelle Road, specifically, the applicant seeks a variance from Section 3312.27(2). The parking pavement along Lazelle Road, as shown on the Site Plan, will be set back ten (10) feet from the presently existing Lazelle Road right of way.

The requested variance is intended to (1) accommodate the construction of improvements on the 8.262 Acre Parcel, including buildings and parking areas, in such a way as to protect the stream corridor, by ensuring that buildings and improvements are located primarily to the north and south of the 8.262 Acre Parcel, and (2) to continue the same parking setback as that on the

9.262 Acre Parcel (which is desirable given that the applicant plans to combine the Adjacent Parcel and the 8.262 Acre Parcel).

The variance is necessary due to the limited amount of acreage available for development on the 8.262 Acre Parcel because of the stream corridor and because of the desirability of maintaining the same Lazelle Road parking setback as that on the 9.2 Acre Parcel.

The requested variance will not impair an adequate supply of light and air to the adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, morals or welfare of the City of Columbus.



# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See next page for instructions)

APPLICATION # CV14-031

STATE OF OHIO \_\_\_\_\_  
COUNTY OF FRANKLIN \_\_\_\_\_

Being first duly cautioned and sworn (1) NAME Deanna R. Cook, Esq.  
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, OH 43215  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a  
list of the name(s) and mailing address(es) of all the owners of record of the property located at  
(2) per CERTIFIED ADDRESS FOR ZONING PURPOSES 80 Lazelle Road, Columbus, Ohio 43235  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building  
and Zoning Services, on (3) 6/12/14  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) See Attached Exhibit A

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Metro Development LLC  
614-540-2400

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Far North Columbus Communities Coalition  
P.O. Box 66, Lewis Center, OH 43035  
Attn. Jim Palmisano

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

X (7) Check here if listing additional property owners on a separate page. See attached Exhibit A

SIGNATURE OF AFFIANT (8) [Signature]  
Subscribed to me in my presence and before me this 11<sup>th</sup> day of June, in the year 2014  
SIGNATURE OF NOTARY PUBLIC (8) [Signature]  
My Commission Expires \_\_\_\_\_



**TORPY L. YATES**  
Notary Public, State of Ohio  
My Commission Expires  
07-15-2018

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer

Donald E. and Barbara J. Craven  
80 Lazelle Road  
Columbus, Ohio 43235

Jeffrey Carpenter  
10108 Arnold Place  
Worthington, Ohio 43235

Daniel R. Green  
10182 Arnold Place  
Columbus, Ohio 43235

William B. and Katherine Miller  
106 Lazelle Road  
Worthington, Ohio 43235

Remington Woods LLC  
470 Olde Worthington Road  
Westerville, Ohio 43082

111 Lazelle Road East LLC  
c/o Health Care Reit Inc.  
4500 Dorr Street  
Toledo, Ohio 43615

Vincent J. Margello, Jr.  
c/o Margello Development Co.  
Attn. Vincent J. Margello, Jr.  
117 Lazelle Road, Suite A  
Columbus, Ohio 43235

Kenneth R. and Julie M. Gunn  
1582 Lackey Old State Road  
Delaware, Ohio 43015

Meagun LLC  
c/o Brian Meade  
737 Enterprise Drive  
Westerville, Ohio 43081

Deanna R. Cook, Esq.  
Vorys, Sater, Seymour and Pease  
52 East Gay Street  
Columbus, Ohio 43215

Far North Columbus Communities  
Coalition  
Attn. Jim Palmisano  
P.O. Box 66  
Lewis Center, Ohio 43035

Metro Development LLC  
470 Olde Worthington Road  
Westerville, Ohio 43082

*Sidney D. Price*  
*Patrice L. Price*  
86 Lazelle Road  
Columbus, Ohio 43235

*William B. Boggs*  
*Marcella J. Boggs*  
10144 Arnold Place  
Columbus, Ohio 43235

*Paolo Cugini*  
*Marilena Cugini*  
96 Lazelle Road  
Columbus, Ohio 43235

Robert R. and Terry L. Lundquest  
2945 Richland Road  
Marion, Ohio 43302

Village At Olentangy Meadows  
Homeowners Association, Inc.  
c/o Peak Property Management  
P.O. Box 1128  
Dublin, Ohio 43017

Jenny R. Peters  
155 Arrowfeather Lane  
Lewis, Center, Ohio 43035

Ronald E. and Nancy J. Gray  
151 Arrowfeather Lane  
Lewis Center, Ohio 43035

Brent M. and Jessica L. Rossman  
147 Arrowfeather Lane  
Lewis Center, Ohio 43035

Remington Woods LLC  
10175 Columbus Pike  
Lewis Center, Ohio 43035

Jomar, an Ohio Partnership  
567 Lazelle Road  
Westerville, Ohio 43081

Mo Mad Dad Properties LLC  
5960 Linworth Road  
Worthington, Ohio 43085

Columbus Southern Power  
c/o Tax Dept. 27<sup>th</sup> Floor  
Columbus, OH 43216-6428

Columbia Gas of Ohio, Inc.  
c/o Stephen M. Connor  
Assistant General Counsel  
NiSource Inc.  
200 Civic Center Drive  
Columbus, Ohio 43215

CV14-031



# COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # CV14-031

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Deanna R. Cook

Of [COMPLETE ADDRESS] 52 East Gay Street, Columbus, Ohio 43215

deposes and states that [he/she] is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following formats

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Metro Development LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Joe Thomas # 614-540-2400	2.
3.	4.

Check here if listing additional parties on a separate page.

### SIGNATURE OF AFFIANT

*Deanna R. Cook*

Subscribed to me in my presence and before me this 11<sup>th</sup> day of June, in the year 2014

### SIGNATURE OF NOTARY PUBLIC

*Torpy L. Yates*

My Commission Expires: \_\_\_\_\_



**TORPY L. YATES**  
Notary Public, State of Ohio  
My Commission Expires  
07-15-2018

This Project Disclosure Statement expires six months after date of notarization.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer



# City of Columbus Zoning Plat



CV14-031

## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 31834301013000 + 8 MORE PARCELS

Zoning Number: 80

Street Name: LAZELLE RD

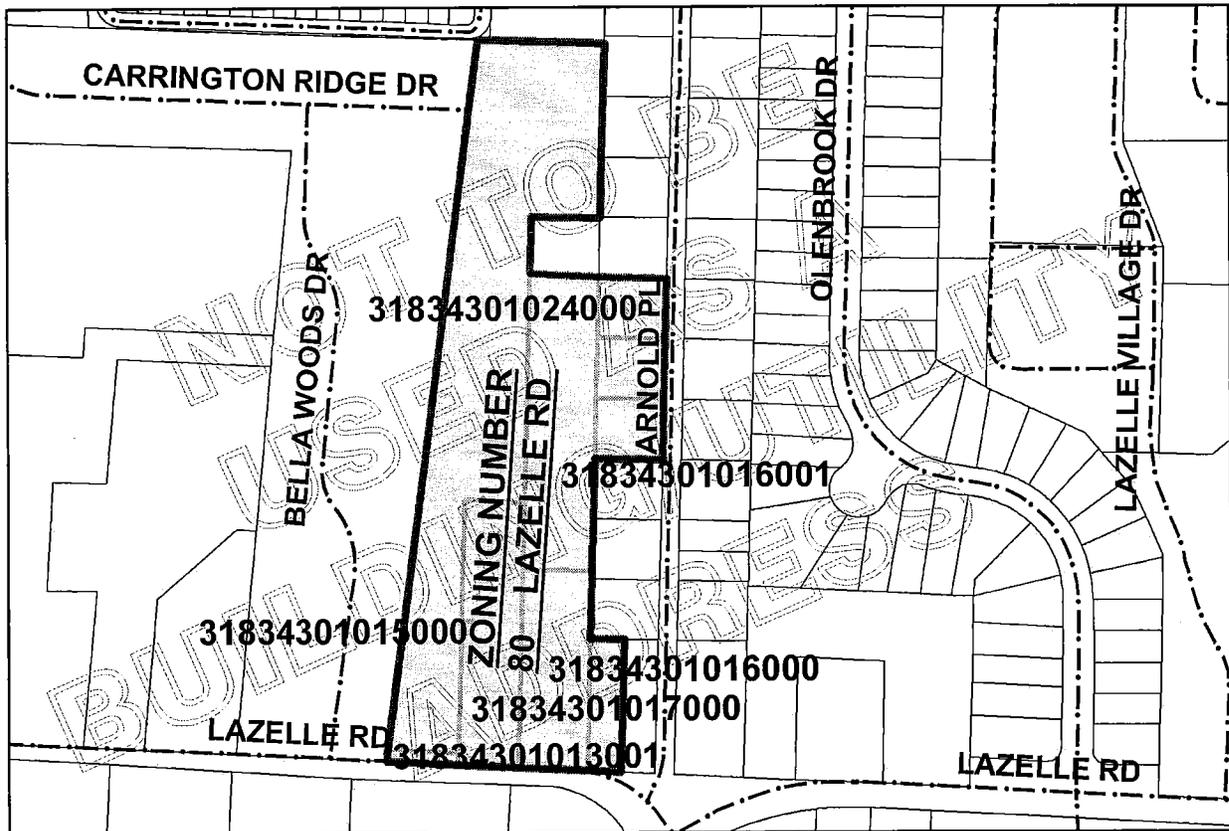
Lot Number : N/A

Subdivision: N/A

Requested By: VORYS, SATER, SEYMOUR & PEASE LLC (DEANNA COOK)

Issued By: *Deanna Whisman*

Date: 6/11/2014



SCALE: 1 inch = 300 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 20989



# Delaware County Commissioners

Gary Merrell  
Ken O'Brien  
Dennis Stapleton

County Administrator  
Timothy C. Hansley

Clerk to the Commissioners  
Jennifer Walraven

## RESOLUTION NO. 14-504

**IN THE MATTER OF GRANTING THE ANNEXATION PETITION FROM AGENT FOR THE PETITIONER, DEANNA R. COOK ESQ., REQUESTING ANNEXATION OF 4.3 ACRES OF LAND IN ORANGE TOWNSHIP TO THE CITY OF COLUMBUS:**

It was moved by Mr. Stapleton, seconded by Mr. O'Brien to approve the following resolution:

Whereas, on April 7, 2014, the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by Deanna R. Cook ESQ., agent for the petitioners, of 4.3 acres, more or less, in Orange Township to the City of Columbus; and

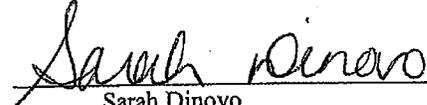
Whereas, ORC Section 709.023-Expedited Type 2 Annexation Petition; Petitions By All Property Owners With Or Without Consent of Municipality & Township(s) – If the Municipality or Township does not file an objection within 25 days after filing of annexation, the Board at its next regular session shall enter upon its journal a resolution granting the proposed annexation; and

Whereas, 25 days have passed and the Clerk of the Board has not received an objection from the City of Columbus or the Township of Orange;

Therefore, Be It Resolved, the Delaware County Board of Commissioners grants the annexation petition request to annex 4.3 acres, more or less, in Orange Township to the City of Columbus.

Vote on Motion            Mr. Stapleton    Aye    Mr. O'Brien    Aye    Mr. Merrell    Aye

I, Sarah Dinovo, Assistant Clerk to the Board of Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of County Commissioners of Delaware County duly adopted on May 5, 2014 and appearing upon the official records of the said Board.

  
\_\_\_\_\_  
Sarah Dinovo  
Assistant Clerk to Commissioners

CV14-031

**DESCRIPTION OF 4.3 ACRES LOCATED IN ORANGE TOWNSHIP  
TO BE ANNEXED TO THE CITY OF COLUMBUS  
EXPEDITED TYPE II ANNEXATION UNDER ORC §709.021 AND §709.023**

-1-

Situated in the State of Ohio, County of Delaware, Township of Orange, Farm Lot 8, Quarter Township 3, Township 3, Range 18, U.S.M.D., and being: all of Parcel 1 (Lot 47 of O.W. Roll Subdivision of record in Plat Book 4, Page 303) and all of Parcel 2 (a 0.869 acre tract) as conveyed to Paolo & Marilena Cugini of record in Official Record 20, Page 2560 (APN 31834301017000 and APN 31834301016000), all of that 0.990 acre tract conveyed to Sidney D. and Patrice L. Price of record in Official Record 752, Page 1193 (APN 31834301015000), part of that 4.038 acre tract as conveyed to Donald E. and Barbara J. Craven of record in Deed Book 461, Page 761 (APN 31834301013001), all of a 0.009 acre tract as conveyed to Columbia Gas of Ohio Inc. of record in Deed Book 336, Page 648 (APN 31834301014000), a residue of an Original 1.5343 tract as conveyed to William B. and Marcella J. Boggs of record in Official Record 10, Page 1549 (APN 31834301016001), all of Lot 54 of said Subdivision as conveyed to William B. and Marcella J. Boggs of record in Deed Book 424, Page 496 (APN 31834301022000) and all of Lots 56 and 58 of said Subdivision as conveyed to William B. and Marcella J. Boggs of record in Deed Book 400, Page 178 (APN 31834301023000 and APN 31834301024000) and described as follows:

**Beginning** at the southeast corner of said Parcel 1 (Lot 47 of said Subdivision), in the centerline of Lazelle Road and in the common line of Franklin and Delaware Counties;

Thence along the south line of said Parcel 1 (Lot 47 of said Subdivision) and 2, the south line of said 0.990 acre tract and the south line of said 4.03 acre tract, the same being the centerline of said Lazelle Road and being the common line of said Franklin and Delaware Counties, the following courses;

**N 85° 44' 26" W, 172.67 feet** to an angle point in said centerline;

**N 87° 24' 05" W, 223.88 feet** to the southwest corner of said 4.038 acre tract, the same being the southeast corner of Tract II (a 6.815 acre tract) as conveyed to Remington Woods LLC of record in Deed Book 1217, Page 746 and the same being a southeast corner of an existing City of Columbus Corporation Line (Ord. No. 0386-2012);

Thence **N 07° 40' 58" E**, along the common line of said Tract II and said 4.038 acre tract, the same being said existing Corporation Line, **20.07 feet** to the north right-of-way line of said Lazelle Road, being a southwest corner of a City of Columbus Corporation Line (Ord. No. 0681-07);

Thence **S 87° 24' 05" E**, across said 4.038 acre tract, the same being the north right-of-way of said Lazelle Road and along said existing Corporation Line, **121.60 feet** to an east line of said 4.038 acre tract, the same being the west line of said 0.990 acre tract and being in said north right-of-way line;

Thence **N 01° 09' 55" E**, along the west line of said 0.990 acre tract, the west line of said 0.009 acre tract, the same being the east line of said 4.038 acre tract and being and along said existing Corporation Line, **416.90 feet** to a common corner of said 4.038 acre and 0.990 acre tracts and being a corner of said existing Corporation Line;

Thence **S 87° 24' 05" E**, along the common line of said 4.308 acre and said 0.990 acre tracts and along said existing Corporation Line, **100.03 feet** to a common corner thereof, the same being in the west line of said 1.5343 acre tract and being a corner of said existing Corporation Line;

Thence **N 01° 10' 32" E**, along a portion the common line of said 4.038 acre and 1.5343 acre tracts and being along said existing Corporation Line, **380.01 feet**;

Thence **S 86° 57' 24" E**, along the south line of a 0.243 acre tract conveyed to Jeffrey Carpenter of record in Official Record 13, Page 1227, the south line of Lot 60 of said Subdivision as conveyed to Jeffrey Carpenter of record in Deed Book 524, Page 643, the same being the north line of said 1.5343 acre tract and the north line of said Lot 58, leaving said existing Corporation Line, **229.95 feet** to the southeast corner of said Lot 60, the same being the northeast corner of said Lot 58 and being in the west right-of-way line of Arnold Place of said Subdivision;

CV14-031

**DESCRIPTION OF 4.3 ACRES LOCATED IN ORANGE TOWNSHIP  
TO BE ANNEXED TO THE CITY OF COLUMBUS  
EXPEDITED TYPE II ANNEXATION UNDER ORC §709.021 AND §709.023**

-2-

Thence **S 01° 09' 52" W**, along the east line of said Lots 58, 56 and 54, being the west right-of-way line for said Arnold Place, **300.00 feet** to the southeast corner of said Lot 54, being the northeast corner of Lot 52 of said Subdivision as conveyed to Daniel R. Green of record in Deed Book 400, Page 178 and being the west right-of-way line of said Arnold Place, being the west right-of-way line of said Arnold Place;

Thence **N 86° 56' 03" W**, along the common line of said Lots 54 and 52, **115.00 feet** to a common corner thereof, being in the east line of said 1.5343 acre tract;

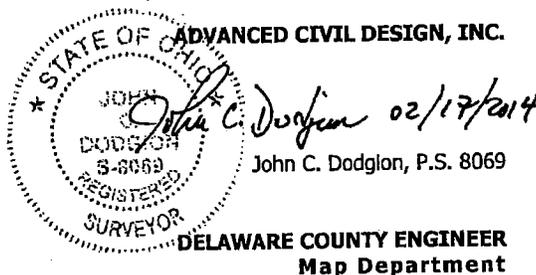
Thence **S 01° 09' 52" W**, along the west line of Lots 52 and 50 of said Daniel R. Green deed, along the west line of Lot 49 of said Subdivision as conveyed to William B. and Katherine Miller of record in Deed Book 596, Page 485, the same being a portion of the east lines of said 1.291 acre tract and said Parcel 2, **300.00 feet** to the southwest corner of said Lot 49, the same being the northwest corner of said Lot 47 and being in the east line of said Parcel 2;

Thence **S 86° 56' 03" E**, along a portion of the south line of said Lot 49, the same being the north line of said Lot 47, **57.45 feet** to the northeast corner of said Lot 47, being in the south line of said Lot 49;

Thence **S 01° 09' 52" W**, along the east line of said Lot 47, the same being the west line of Lot 46 of said Subdivision as conveyed in said Miller deed **220.60 feet** to the **Point of Beginning**. Containing approximately 4.3 acres of land, more or less. The above description was prepared by Advanced Civil Design Inc. on September 30, 2013. A drawing of the above description has been prepared and is a part hereof.

The total length of the annexation perimeter is 2658 feet, of which 1435 feet are contiguous with existing City of Columbus Corporation Lines, being 39% contiguous. This annexation does not create any islands of township property.

This description was written for annexation purposes only and was not intended to be used in the transfer of lands.

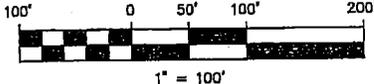


I hereby certify the within to be a true copy of the original on file in the Map Department

**Chris E. Bauserman, P.E., P.S.,  
County Engineer**

Map of Territory to be  
Annexed to the City of Columbus  
**4.3 ACRE ANNEXATION  
TO THE CITY OF COLUMBUS  
FROM TOWNSHIP OF ORANGE  
EXPEDITED TYPE II ANNEXATION  
UNDER ORC §709.021 AND §709.023**

Township of Orange, Delaware County, Ohio  
Farm Lot 8, Quarter Township 3, Township 3, Range 18, U.S.M.D.



Location Map - NTS

**DELAWARE COUNTY ENGINEER  
Map Department**

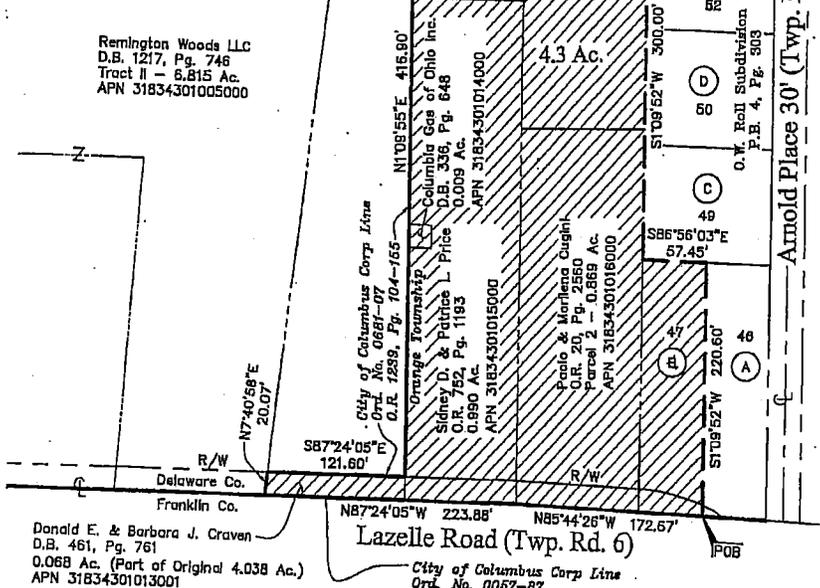
I hereby certify the within to be a true copy of the original on file in the Map Department

Chris E. Bauserman, P.E., P.S.,  
County Engineer

*[Signature]* 2/24/14  
Supervisor Date

- Notes:**
- 1.) The number of owners in the territory sought to be annexed is nine.
  - 2.) William B. Boggs & Marcella J. Boggs of 10144 Arnold Place, Columbus, Ohio 43235; Paolo Cugini & Marilena Cugini of 96 Lazelle Road, Columbus, Ohio 43235; Sidney D. Price & Patrice L. Price of 86 Lazelle Road, Columbus, Ohio 43235; Donald E. Craven & Barbara J. Craven of 80 Lazelle Road Columbus, Ohio, 43235; Columbia Gas of Ohio, Inc. of Lazelle Road, Columbus, Ohio 43235 are the petitioners for said proposed annexation.

Remington Woods LLC  
D.B. 1217, Pg. 746  
Tract II - 5.815 Ac.  
APN 31834301005000



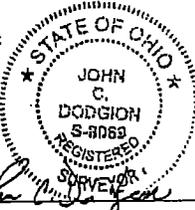
- (A) William B. & Katherine Miller  
D.B. 596, Pg. 485  
Lot 46  
APN 31834301018000
- (B) Paolo & Marilena Cugini  
O.R. 20, Pg. 2560  
Parcel 1 - Lot 47  
APN 31834301017000
- (C) William B. & Katherine Miller  
D.B. 596, Pg. 485  
Lot 49  
APN 31834301019000
- (D) Daniel R. Green  
D.B. 400, Pg. 178  
Lot 50  
APN 31834301020000
- (E) Daniel R. Green  
D.B. 400, Pg. 178  
Lot 52  
APN 31834301021000
- (F) William B. & Marcella J. Boggs  
D.B. 424, Pg. 496  
Lot 54  
APN 31834301022000
- (G) William B. & Marcella J. Boggs  
D.B. 424, Pg. 496  
Lot 56  
APN 31834301023000
- (H) William B. & Marcella J. Boggs  
D.B. 10, Pg. 1554  
Lot 58  
APN 31834301024000
- (I) Jeffrey Carpenter  
D.B. 524, Pg. 643  
Lot 60  
APN 31834301025000
- (J) Jeffrey Carpenter  
O.R. 13, Pg. 1227  
0.243 Ac.  
APN 31834301016002

**LEGEND**

- Area to be Annexed
- Existing Corp Line
- Proposed Corp Line

Length of Contiguity: ±1435 feet  
Total Length of Perimeter: ±2658 feet  
Percentage of Contiguity: ±54%

No islands of township property are created by this annexation as defined in ORC 709.023(E)(5).



02/24/2014  
John C. Dodgion, P.S. 8069  
Advanced Civil Design, Inc  
422 Beecher Road  
Gahanna, OH 43230  
Phone 614-428-7750 Job No.: 13-0066-128 Date: 09/30/2013

CV14-031

**Legal Description 3.962 +/- Acres**

C14-031

Situate in the State of Ohio, County of Delaware, Township of Orange, lying in Farm Lot 8, Section 3, Township 3, Range 18, United States Military District and being 3.962 acres of that 4.038 acre tract conveyed to Donald E. Craven and Barbara J. Craven, by deed of record in Deed Book 461, Page 761, (P.I.D. 31834301013000) (all records herein of the Recorder's Office, Delaware County, Ohio, and being more particularly described as follows):

BEGINNING at the angle point in the existing City of Columbus Corporation line as established by Ordinance Number 1527-2003 and of record in Plat Cabinet 2, Slide 217 and being the southeasterly corner of "Reserve B" of the Village at Olentangy Meadows Section 1, Part 1 a subdivision of record in Plat Cabinet 3, Slides 473-473A;

Thence South  $01^{\circ} 31' 29''$  West, a distance of 290.27 feet, along the westerly line of O.W. Roll Subdivision a subdivision of record in Plat Book 4, Page 303, the easterly line of said 3.962 acre tract as conveyed to Barbara J. Craven and Donald E. Craven by deed of record in Deed Book 461, Page 761, to a point on the northerly line of that 0.243 acre tract as conveyed to Jeffrey S. Carpenter by deed of record in Official Record 13, Page 227;

Thence North  $87^{\circ} 10' 42''$  West, a distance of 115.03 feet, along the line common to said 0.243 and 3.962 acre tracts to a point;

Thence South  $01^{\circ} 31' 29''$  West, a distance of 473.21 feet, along the line common to said 0.243 and 3.962 acre tracts and the westerly line of that 1.534 acre tract as conveyed to William B. Boggs and Marcella J. Boggs by deed of record in Official Record 10, Page 1549 to a point;

Thence North  $87^{\circ} 03' 08''$  West, a distance of 100.03 feet, along the line common to said 1.00 acre tract as conveyed to Ali Kaverizadeh by deed of record in Official Record 697, Page 817 and 3.962 acre tract to a point;

Thence South  $01^{\circ} 31' 29''$  West, a distance of 407.67 feet, along the line common to said 1.00 and 3.962 acre tracts to a point on the northerly right-of-way of Lazelle Road;

Thence North  $87^{\circ} 03' 08''$  West, a distance of 120.52 feet, across said 3.962 acre tract and along the northerly right-of-way line of Lazelle Road to a point on the easterly line of that 6.81 acre tract as conveyed to The Chakroff Family Limited Partnership I by deed of record in Deed Book 647, Page 468;

Thence North  $08^{\circ} 01' 55''$  East, a distance of 1173.12 feet, along the line common to said 3.962 and 6.81 acre tracts to a point on the southerly line of the Village at Olentangy Meadows Section 1, Part 2 a subdivision of record in Plat Cabinet 3, Slides 651-651A and the existing City of Columbus Corporation Line;

Thence South  $87^{\circ} 46' 12''$  East, a distance of 202.51 feet, along the southerly line of Village at Olentangy Meadows, Section 1, Part 2 and the City of Columbus Corporation line to the TRUE POINT OF BEGINNING, containing 3.962 acres more or less.

014031

This exhibit was prepared from record information obtained from the Delaware County Recorder's Office, and an actual field survey that is intended to represent territory to be annexed to the City of Columbus.

This exhibit is intended to be used as an expedited Type 2 annexation with a total perimeter of 2882.36 feet, a length of contiguity of 202.51 feet and it has a seven (7) percent contiguity with the existing City of Columbus Corporation Line.

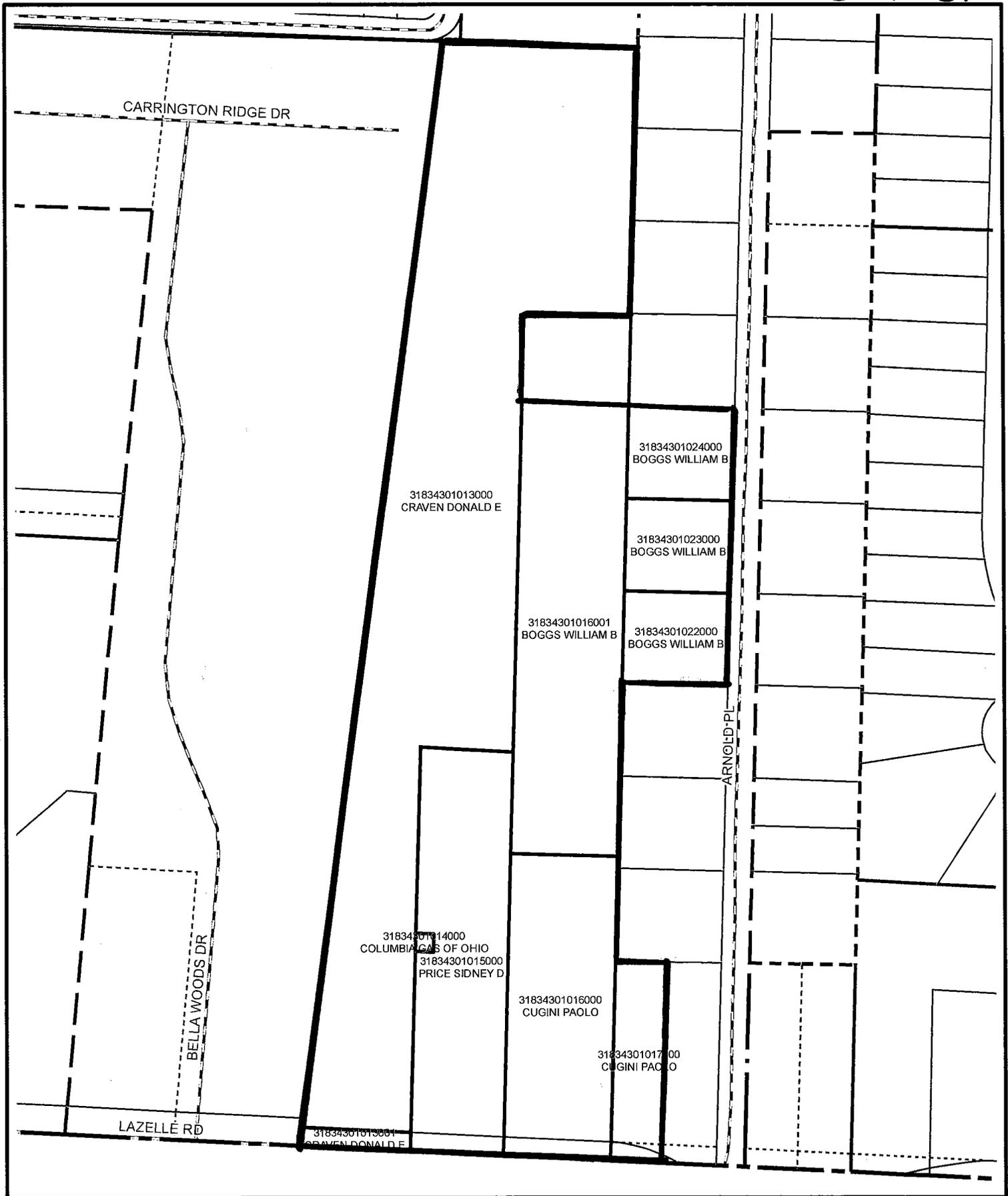
The bearings shown hereon are based on the grid bearing of North 87°26'32" West, for the north line of the Woods of Olentangy, Section 3, Part 2, established by a network of GPS observations performed in January 2002.

R.D. ZANDE & ASSOCIATES, INC.

Robert J. Sands  
Professional Surveyor

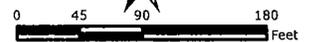
08-31-2006

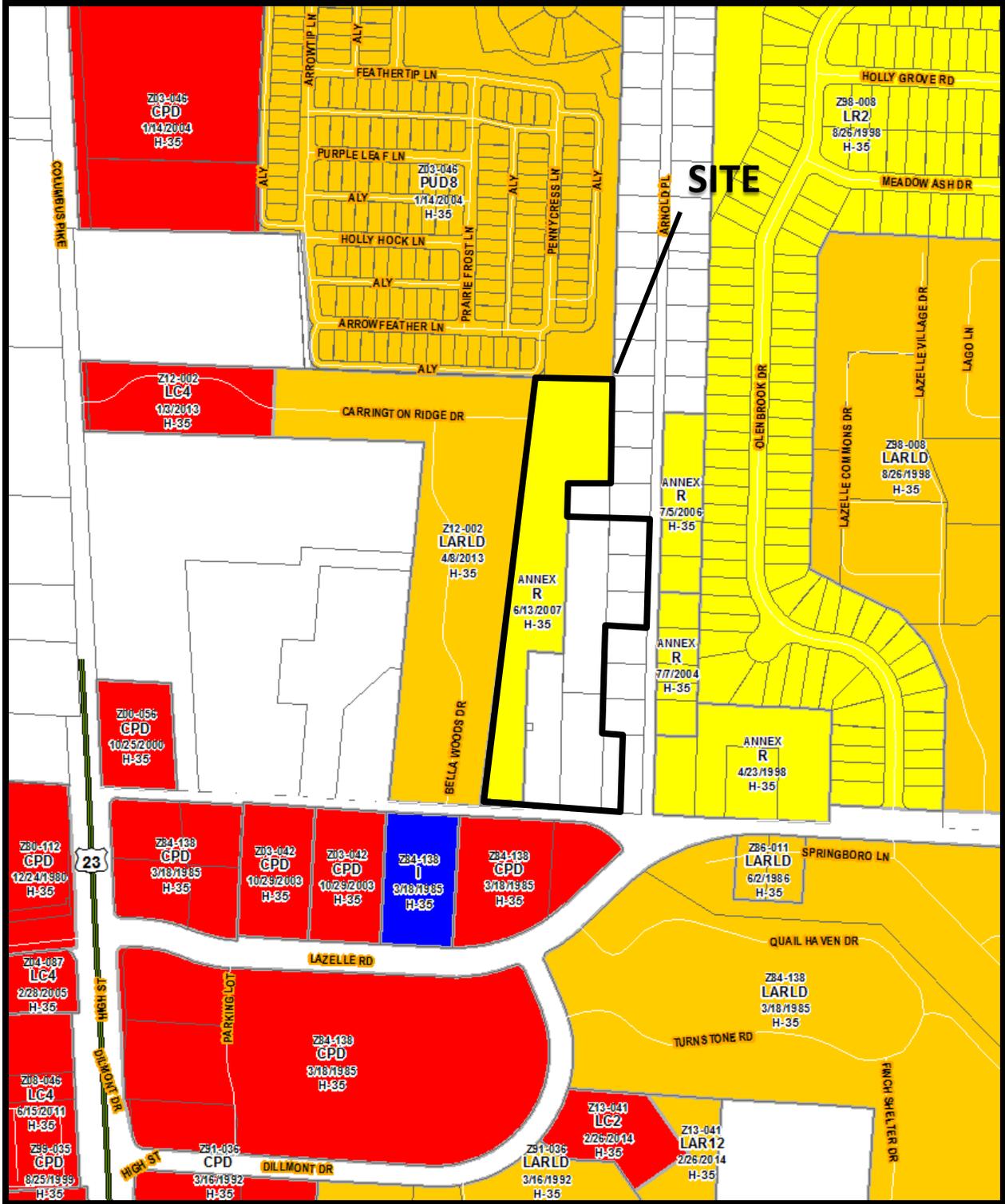




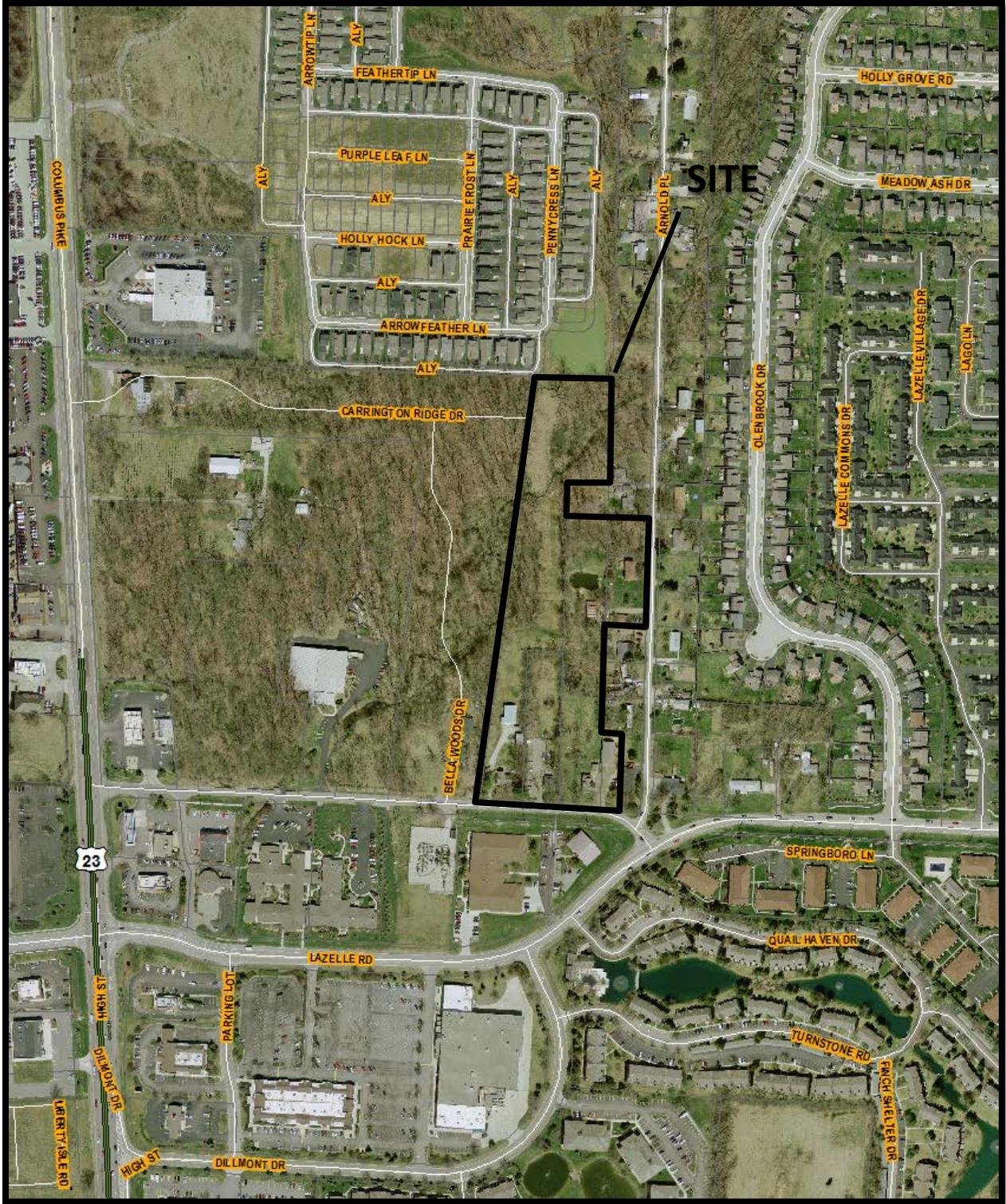
Delaware County Auditor  
George Kaitsa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be construed or used as a "legal description" of a parcel. Aerial photo is current as of April 2013. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740 833-2281). Please report any errors or omissions to the Delaware County Auditor's office. Prepared by: Delaware County Auditor's GIS Office on May 2014.





CV14-031  
 80 Lazelle Road  
 Approximately 8.26 acres



CV14-031  
80 Lazelle Road  
Approximately 8.26 acres